

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 049426

2014 AUG 18 AM 9: 59

MICHAEL D. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-12-30-351-002.000-030

THIS INDENTURE WITNESSETH, That DONNA WALTERS, GRANTOR of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to TIMOTHY J. BROWN, of LAKE County in the State of INDIANA, as GRANTEE in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

THAT PART OF LOT 6 IN TEAL CROSSING, UNIT 1, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS SHOWN IN PLAT BOOK 93, PAGE 2 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE SOUTH 02 DEGREES 55 MINUTES 31 SECONDS WEST, 134.85 FEET ALONG THE EAST LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 87 DEGREES 04 MINUTES 29 SECONDS WEST, 44.01 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE WEST 3.52 FEET ALONG SAID CURVE (BEING THE SOUTH LINE OF SAID LOT 6) TO THE EXTENSION OF A CENTERLINE OF AN EXISTING PARTY WALL; THENCE NORTH 02 DEGREES 55 MINUTES 31 SECONDS EAST, 134.25 FEET ALONG SAID CENTERLINE AND EXTENSIONS THEREOF TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 87 DEGREES 17 MINUTES 36 SECONDS EAST, 47.50 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 4448 W. 91ST PLACE, MERRILLVILLE, IN 46410

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2013 TAXES PAYABLE 2014, 2014 TAXES PAYABLE 2015 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 13th day of August, 2014.

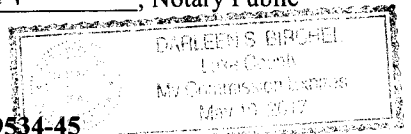
Donna Walters
DONNA WALTERS

STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 13th day of August, 2014 personally appeared: DONNA WALTERS, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5-30-17
Resident of Lake County

Signature Darleen S. Birchel
Printed Darleen S. Birchel, Notary Public



This instrument prepared by: **PATRICK J. McMANAMA, Attorney at Law, ID No. 9534-45**
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEE
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 4448 W. 91ST PLACE, MERRILLVILLE, IN 46410
SEND TAX BILLS TO: GRANTEE

COMMUNITY TITLE COMPANY
FILE NO 146398

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.

Darleen S. Birchel
Signature of Preparer

Darleen S. Birchel
Printed Name of Preparer

03555

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 15 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

16cm
EOR